



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Approved)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 26, 2010

Commissioners Present

Sandra Bobowski
Temple Shannon
David Blatt
Edwin Vargas, Jr.
John Lupo, Jr.
Gerry Pleasent, Alternate

Staff Present

Roger J. O'Brien
Kim Holden
Stephanie Krueel
Don Chapman
Jillian Hockenberry

Commissioners Absent

David Jorgensen, Alternate

Chairperson Bobowski called the meeting to order. She appointed Commissioner Pleasent to fill the vacancy.

I. Public Hearing

Chairperson Bobowski opened the public hearing.

a. 3054 Main Street-Approval of location for general repairer. C-1 district. Applicant-Timothy D. Phillips.

Principal Planner Don Chapman presented a summary of the application. He stated that the applicant has greatly improved the condition of the site by removing debris and excess signage on the building. The applicant has also stated that he will resurface and stripe the parking lot.

Commissioner Bobowski confirmed with Mr. Chapman that the applicant is aware of and comfortable with the required conditions of approval.

The public hearing was closed.

b. 281 Locust Street-Approval of location for used car dealer. I-2 district. Applicant-A&R Automotive.

Principal Planner Stephanie Krueel read a message from the applicant Gerald R. Karp into the record. She then presented a summary of the application and discussed the required conditions of approval.

Commissioner Bobowski stated that a seventh condition of approval should be added to the suggested resolution stating that all parking spaces will be striped and numbered.

The public hearing was closed.

c. 521 Wethersfield Avenue-Approval of location for used car dealer. Applicant-Payless of Hartford Inc.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas, Jr., the application was tabled.

All of the Commissioners voted in favor of the motion.

II. Regular Meeting

a. Consideration of the Public Hearing Items

i. 3054 Main Street-Approval of location for general repairer. C-1 district. Applicant-Timothy D. Phillips.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Pleasent, the following resolution was approved:

WHEREAS, The applicant Timothy D. Phillips has submitted an application requesting an approval of location for a general automobile repair establishment at 3054 Main Street, and

WHEREAS, The subject property is located in the C-1 zoning district which permits automobile repair, and

WHEREAS, The applicant's proposal is consistent with Plan of Conservation and Development, and

NOW, THEREFORE, BE IT

RESOLVED, The City of Hartford Planning and Zoning Commission approves the application for site approval for the property located at 3054 Main Street with the following conditions;

1. All debris on site shall be removed and the subject site shall be maintained in a satisfactory condition at all times.
2. No more than 5 cars shall be permitted outside at any time.
3. All repair work shall be conducted inside the structure.
4. Discarded, disassembled and loose parts or refuse shall be stored inside the building or in a properly enclosed or screened area if outside the building.
5. Inoperable vehicles shall be stored inside the structure.

6. All parking spaces shall be striped and numbered.
7. The applicant must submit a revised site plan detailing a planting schedule and dumpster location for approval by the Director of Planning.

BE IT FURTHER,

RESOLVED, That an Approval of Location for a general auto repair business at 3054 Main Street as shown on the site plan entitled "Zoning Location Survey of 3054 Main Street", Hartford, Connecticut, Prepared for Leroy Pittman" by Oswald Blint Surveying, 95 Giddings Avenue, Windsor, Connecticut 860.833.6850 scale 1"=20', dated Jan. 06, 2007.

BE IT FURTHER,

RESOLVED, This twenty-sixth day of January 2010.

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasent.

ii. 281 Locust Street-Approval of location for used car dealer. I-2 district. Applicant-A&R Automotive.

On a motion made by Commissioner Blatt, and seconded by Commissioner Lupo, Jr., the following amended resolution was approved:

WHEREAS, There is an application before the Planning and Zoning Commission for Automobile Dealer's and Repairer's License at 281 Locust Street; and

WHEREAS, The proposed use is permitted in the I-2 zoning district; and

WHEREAS, The proposed business will not have an adverse effect on the immediate surrounding area in terms of traffic and access; Now Therefore Be It

RESOLVED: That the Planning and Zoning Commission hereby approves the application for an Approval of Location for an Automobile Dealer's and Repairer's License at 281 Locust Street for A&R Automotive as shown in the Survey for A&R Automotive, LLC, 281 Locust Street, by Close, Jensen & Miller, P.C., originally dated 11/11/09 and revised 1/6/10 and subject to the following conditions:

1. 281 and 299 Locust Street shall be legally combined prior to signing of the K-7 form by the zoning administrator.
2. The K-7 form shall indicate that the applicant is seeking a "Limited Repairer" license in addition to a "Used Car Dealer" license.
3. All repair work shall be conducted inside the structure.
4. Discarded, disassembled, and loose parts, and refuse shall be stored inside the structure or in a properly enclosed or screened area, if outside the building.

5. No inoperable vehicles shall be stored outside the structure.
6. All vehicles being repaired shall be stored inside overnight.
7. All parking spaces will be striped and numbered.

RESOLVED: This twenty-sixth day of January, 2010.

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasent.

b. Site Plan Review

i. Buildings #5 & #6, west side of Osten Boulevard between Wyllys and Stonington Streets, Dutch Point. New Construction of 9 residential dwellings. Applicant-Dutch Point Homeownership, LLC. PRD, R-3 district.

Principal Planner Stephanie Kruel presented a summary of the application.

Rachana Crowley, representing Dutch Point Homeownership, stated that they hope to plant the Honey Locust trees in the median rather than along the sidewalk as the submitted site plan shows.

Commissioner Bobowski stated that they could add a condition to the resolution stating that the applicant must submit a revised landscaping plan, and give the Director of Planning the authority to approve it.

Members of the neighborhood stated that they were in support of the proposal.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas, Jr., the following amended resolution was approved:

- Whereas, The Planning and Zoning Commission has reviewed a site plan for two structures (Buildings #5 and #6) within Phase 3 of the Dutch Point Planned Residential Development (PRD); and
- Whereas, Buildings#5 and #6 are consistent in scale and materials with buildings that have been built or renovated in prior phases of the project; and
- Whereas, The proposal is consistent with the medium density recommendation of the Plan of Development; and
- Whereas, The lot coverage of the entire development meets the standard of the R-3 district and the Commission is authorized to waive the separation requirement between buildings in specific cases where desirable or warranted; and
- Whereas, Compact development is necessary to retain the urban neighborhood character of the development; Now Therefore Be It

RESOLVED: That the Planning and Zoning Commission hereby approves the site plan for Buildings #5 and #6 as shown in plans entitled “The Townhomes at Dutch Point, Buildings 5-6” prepared by Torres Engineering, Inc., 609 Farmington Avenue, Suite 103, Hartford, CT 06105, T & M Building Co., Inc. 110 Brook Street, Torrington, CT 06790 and dated October 29, 2009 and elevations entitled “The Townhomes at Dutch Point, Buildings 5-6” prepared by John A. Matthews AIA, 817 Boston Post Road, Madison, CT and dated November 20, 2009. And Be It Further

RESOLVED: That the Planning and Zoning Commission hereby approves a modification of the separation requirement of Section 890 (c) of the Zoning Regulations from the required 22 feet to 14 feet 9 inches between principal residential structures in Phase 3 of the Dutch Point PRD with the following condition:

1. The applicant must submit a revised landscaping plan for approval by the Director of Planning.

RESOLVED: This Twenty Sixth day of January, 2010.

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasant.

III. Minutes – November 17, 2009, December 15, 2009, January 12, 2010

On a motion made by Commissioner Blatt, the minutes of November 17, 2009 were approved with minor changes. All of the Commissioners voted in favor of the motion.

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Lupo, Jr., the minutes of December 15, 2009 were approved with minor changes. All of the Commissioners voted in favor of the motion.

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Blatt, the minutes of January 12, 2010 were approved.

IV. New/Old Business

Commissioner Bobowski announced that the Capitol Region Council of Governments is looking for a representative from Hartford for the Regional Planning Commission. She stated that she wanted to share this information for anyone who was interested in becoming a representative.

Roger O’Brien asked the Commission’s permission to post a revised version of “One City, One Plan” on the website by the next Monday so that anyone attending the listening sessions would have a chance to read it beforehand. The Commission was in agreement.

V. Adjournment

Respectfully submitted,

Roger J. O'Brien, Secretary/Director